

**STAFF REPORT
HISTORIC AND CULTURAL LANDMARKS COMMISSION
CITY OF FORT WORTH, TEXAS**

DATE: July 10, 2017

COUNCIL DISTRICT: 8

GENERAL INFORMATION

REQUEST	Certificate of Appropriateness
APPLICANT/AGENT	Kevin Khorrami
LOCATION	921 E. Terrell Avenue
ZONING/ USE (S)	A-5/HC
NEIGHBORHOOD ASSOCIATION	Terrell Heights

ANALYSIS OF PROPOSED WORK

CERTIFICATE OF APPROPRIATENESS

The applicant requests a Certificate of Appropriateness to convert an existing garage to a bedroom, rehabilitate the exterior, and construct a one-story detached garage.

APPLICABLE TERRELL HEIGHTS HISTORIC DISTRICT GUIDELINES**Streetscape****Appropriate**

- *Retain botanical landscaping, i.e., grass plants, trees, and ground covers in the front and street facing side yards*

Not Appropriate

- *Paving and using rock or gravel to landscape the entire front or street facing side yard*

Accessory Structures**Appropriate**

- *Locate a detached accessory structure on the rear property line. Note: this may require that a variance be granted by the Board of Adjustments.*
- *Complement the overall form and style of the house by using similar roof form, materials, shape, and design.*
- *Keep details simple, including trim and railings*

- Use wood garage doors, though metal garage doors may be approved on a case by case basis

New Construction

Appropriate

- Follow existing patterns of spacing, mass, and orientation for construction and alterations.
- Respect reoccurring design patterns along the block face and streetscape.
- Use compatible size, shape, and proportion for new porches to preserve the existing patterns within the streetscape.
- Windows and doors should have similar proportions, patterns and transparency to existing historical patterns.
- Ranking, style and profile of windows should complement existing patterns within the streetscape and neighborhood.
- New construction should use roof form, pitch and overhang depth compatible to the existing patterns within the streetscape and neighborhood.
- Materials shall be consistent with the finish, texture, scale and reflectivity to materials historically used within the streetscape and neighborhood.
- Traditional building materials like wood, brick, stucco and stone are acceptable materials for new construction.

Rehabilitation/Repair of Existing Structures

- When replacing missing features or design elements replicate only those features that are known to have existed on that building or site. Photographs or physical evidence should be used for this determination.
- Clearly differentiate additions to existing structures that while visually compatible, the addition is recognizable as a later modification.
- Locate additions on the rear or interior side of the existing structure and in a way that does not harm or overpower the existing design.
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SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

Standards for Rehabilitation

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

FINDINGS/RECOMMENDATIONS

The structure at 921 East Terrell is a single-story residence. The Tarrant County Appraisal District lists the structure's construction date as 1930. It is a contributing structure in the Terrell Heights Historic District

The applicant is requesting to convert an existing non-original garage to a bedroom and construct a one-story detached garage. The main structure has undergone several alterations and additions over the years. The applicant has begun to rehabilitate and stabilize the main structure, which was in a much deteriorated state. The work currently being proposed includes repairing and replacing original wood windows in-kind, replacing the roof, rehabilitating the original front porch, as well as the rehabilitation of the electrical and plumbing systems. A complete rehabilitation of the exterior and interior are proposed.

The existing attached non-original garage was in poor condition and in danger of collapse. The applicant recently had to demolish the non-original addition due to its deteriorated nature. The garage appears to have been a conversion from an interior room and not original to the home. The applicant intends to rebuild the demolished addition as it was. The architectural plans reflect the new construction. This compatible new work is consistent with the Terrell Heights Historic District Guidelines. This item is considered "new work" and is compatible with the rehabilitation work occurring elsewhere on the structure proposed by the applicant.

The new garage will be located near the rear property line, which is consistent with existing historic garages in the district. The proposed garage will have a gable roof and will be clad in lap-wood siding. Its details are simple and will complement the style of the house by using a similar roof form, materials, shape, and design. It will have a wood side entry door on the north elevation, and a roll-up style garage door.

The proposed rehabilitation work and detached garage will not have an adverse effect on the character of the site or district.

Staff recommends the following motion: **that the application to convert an existing non-original garage to a bedroom and construct a one-story garage be approved subject to the following condition:**

1. **That the applicant reduce the amount of paved hardscape by 75% at the rear of the property and submit an updated site plan to staff;**

Supplemental Information

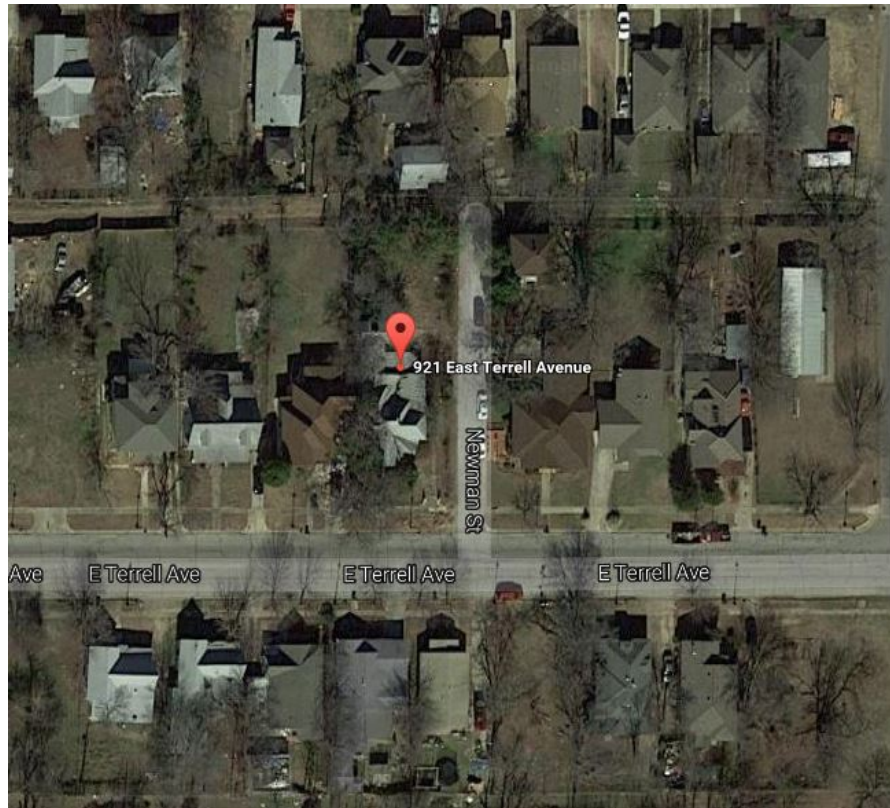


Fig. 1 Aerial

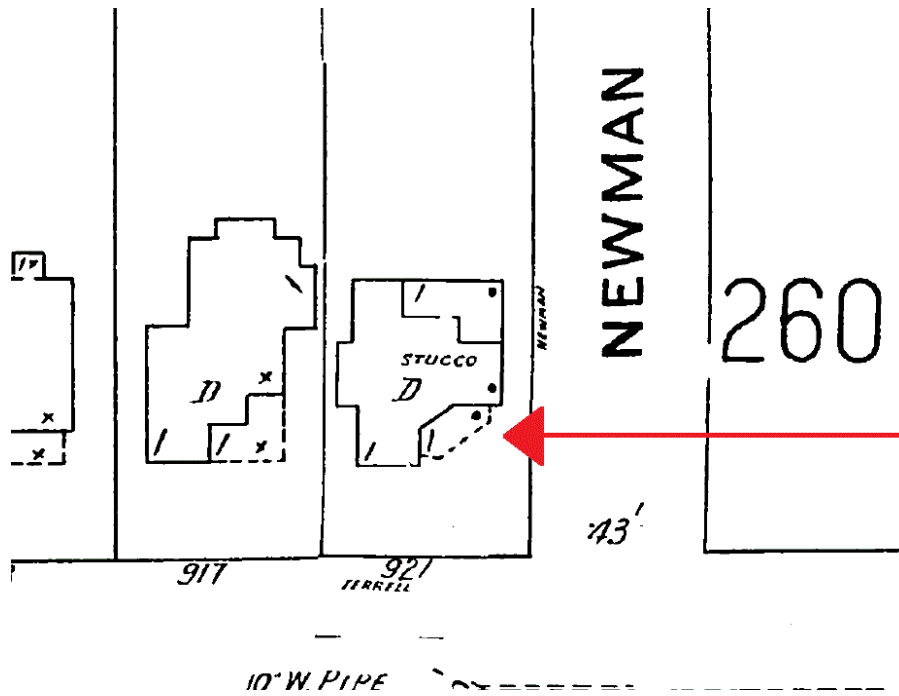


Fig. 2 1951 Sanborn Map



Fig. 3 - Structure in 2013



Fig. 4 – Front façade looking NW



Fig. 5 – Front façade looking north



Fig. 6 – Rehabilitated foundation



Fig. 7 – Gable window, front façade



Fig. 8 – Rear of main structure (non-original addition on far right)



Fig. 9 – Non-original addition and garage, looking west



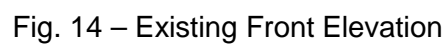
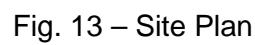
Fig. 10 – Non-original addition and rear of garage



Fig. 11 – Non-original garage, looking south



Fig. 12 – Former site of non-original garage; new foundation laid for reconstruction



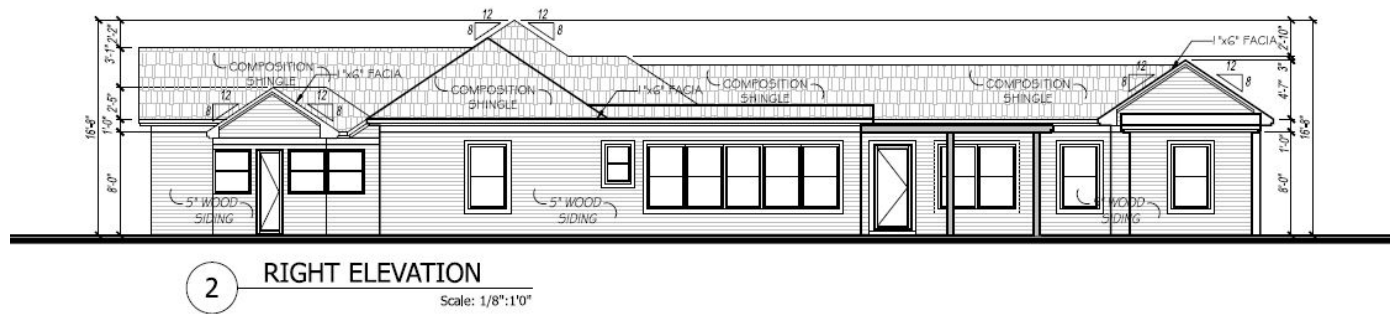


Fig. 15 – Proposed Right Elevation

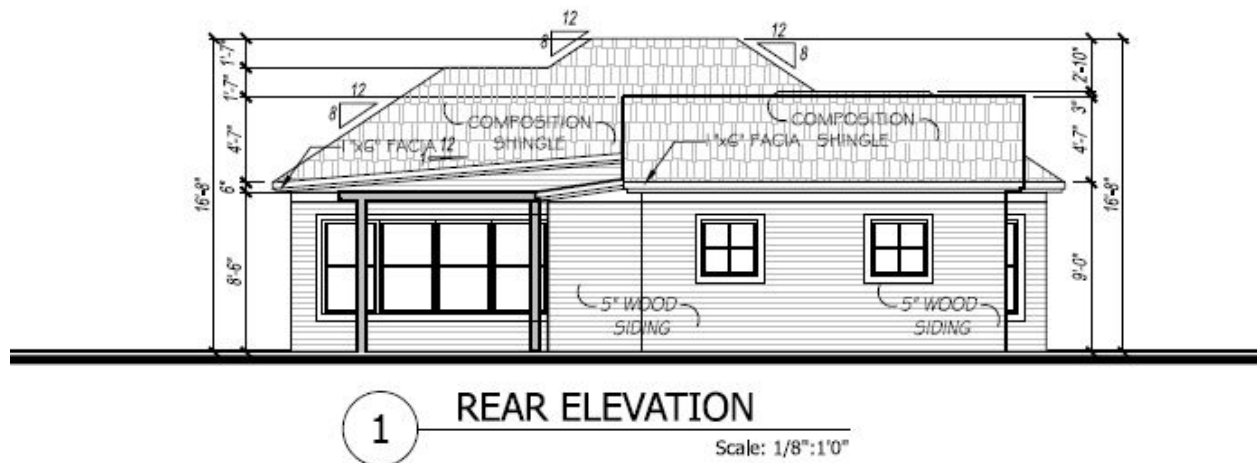


Fig. 16 – Proposed Rear Elevation

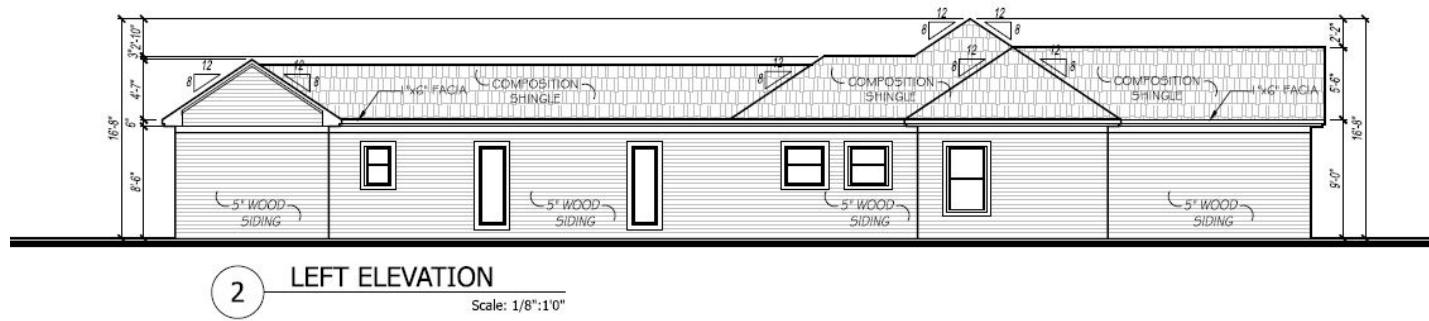


Fig. 17 – Proposed Left Elevation

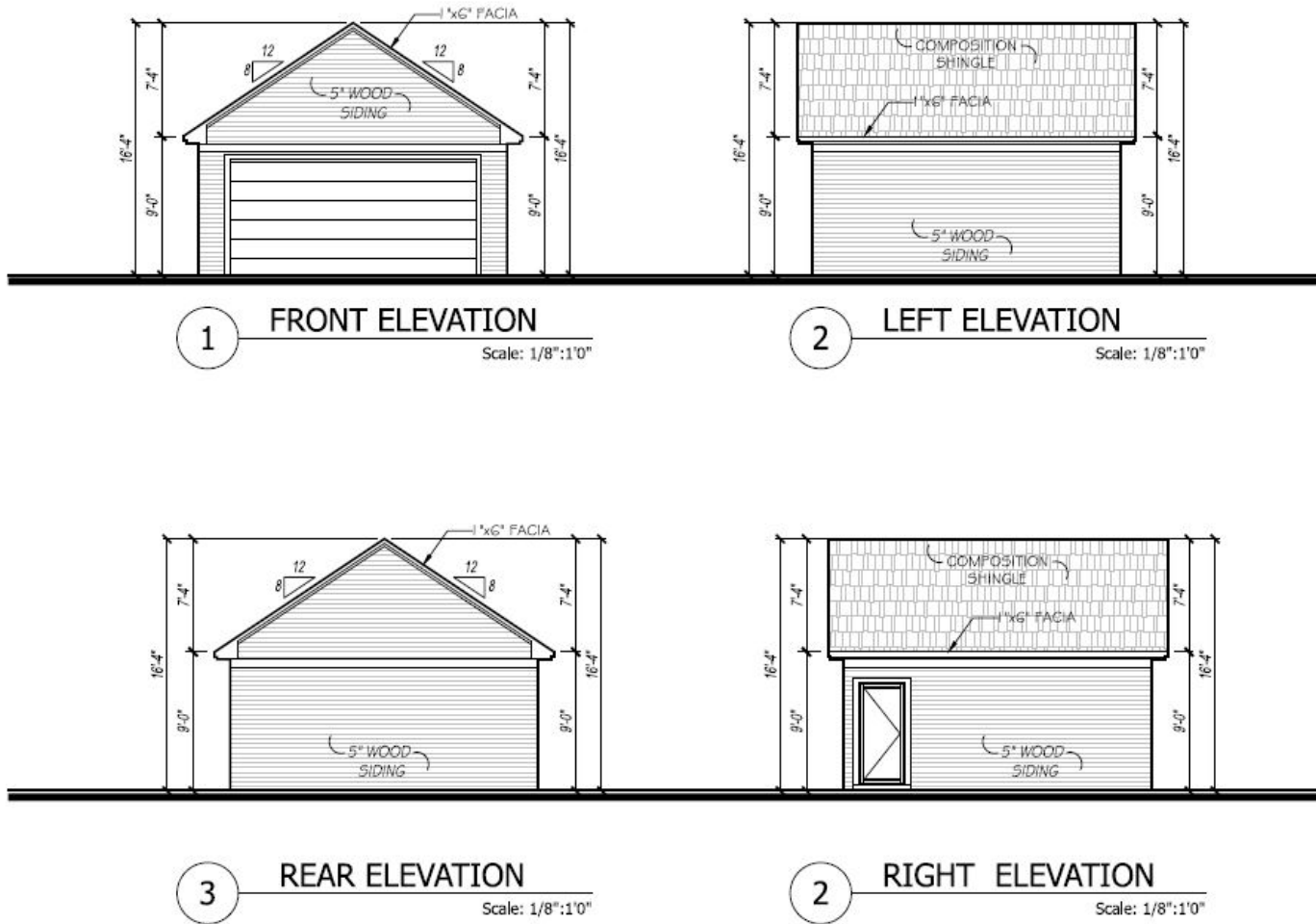


Fig. 18 – Proposed Garage

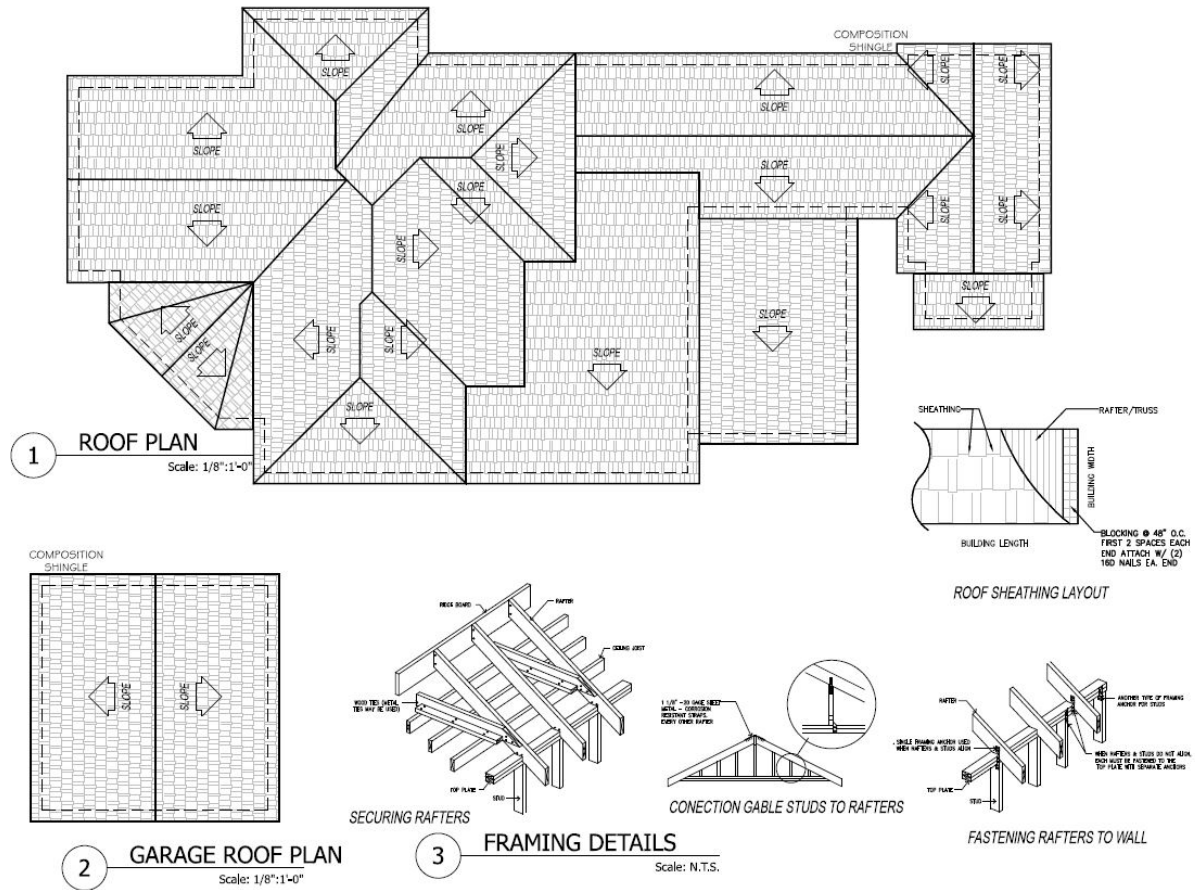


Fig. 19 – Roof Plan

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HISTORIC AND CULTURAL LANDMARKS COMMISSION
CITY OF FORT WORTH, TEXAS**

DATE: July 10, 2017

COUNCIL DISTRICT: 8

GENERAL INFORMATION

REQUEST	Certificate of Appropriateness
APPLICANT/AGENT	Joseph M. Wilson
LOCATION	1228 E Tucker Street
ZONING/ USE (S)	A-5/HC
NEIGHBORHOOD ASSOCIATION	Terrell Heights

ANALYSIS OF PROPOSED WORK

CERTIFICATE OF APPROPRIATENESS

Applicant requests a Certificate of Appropriateness to construct a single-story residence and an 8'x8' accessory structure.

APPLICABLE TERRELL HEIGHTS HISTORIC DISTRICT GUIDELINES**ACCESSORY STRUCTURES**

- *Locate a detached accessory structure on the rear property line.*
- *Complement the overall form and style of the house by using similar roof form, materials, shape, and design.*
- *Keep details simple, including trim and railings.*
- *Use wood garage doors, though metal garage doors may be approved on a case by case basis*

NEW CONSTRUCTION**Appropriate**

- *Follow existing patterns of spacing, mass, and orientation for construction and alterations.*
- *Respect reoccurring design patterns along the block face and streetscape.*
- *Use compatible size, shape, and proportion for new porches to preserve the existing patterns within the streetscape.*
- *Windows and doors should have similar proportions, patterns and transparency to existing historical patterns.*
- *Ranking, style and profile of windows should complement existing patterns within the streetscape and neighborhood.*
- *New construction should use roof form, pitch and overhang depth compatible to the existing patterns within the streetscape and neighborhood.*

- *Materials shall be consistent with the finish, texture, scale and reflectivity to materials historically used within the streetscape and neighborhood.*
- *Traditional building materials like wood, brick, stucco and stone are acceptable materials for new construction.*

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

FINDINGS/RECOMMENDATIONS

It is proposed that a single-story 6:12 pitched hipped main roof with a projecting gable roof clad in asphalt shingles over a partial front recessed porch on a single square column with 9" cementitious lap siding be constructed on the vacant lot that is presently flanked by single-story moderately-pitched gable-roof residential structures.

New Construction

The moderately-pitched roof, recessed porch, horizontal siding, and proportion of windows are compatible with the existing historical patterns within the streetscape and neighborhood, except for the design of windows, which should be set into the wall (rather than flush-mounted) and incorporate a projecting sill.

Single-Story Accessory Structure

The proposed accessory structure is not located at the rear of the property line however, the size, form, and materials compliment the proposed main house.

When the Secretary of the Interior's Standards for Rehabilitation are taken into account, it is considered that the proposed residence satisfies Standard 9 regarding new construction, because the design is considered compatible with the historic character of the District and as a result, would protect the integrity of the District.

Staff therefore consider that the proposed design is consistent with the Terrell Heights Historic District Design Guidelines and the *Secretary of the Interior's Standards for Rehabilitation*.

Staff recommends the following motion:

That the Application for a Certificate of Appropriateness to construct a single-story residence and an 8'x8' accessory structure be approved subject to the following conditions:

1. **That windows be recessed with sills and that the drawings be revised and annotated accordingly and submitted to the Planning and Development Department prior to the issuance of a COA.**

SUPPLEMENTAL INFORMATION

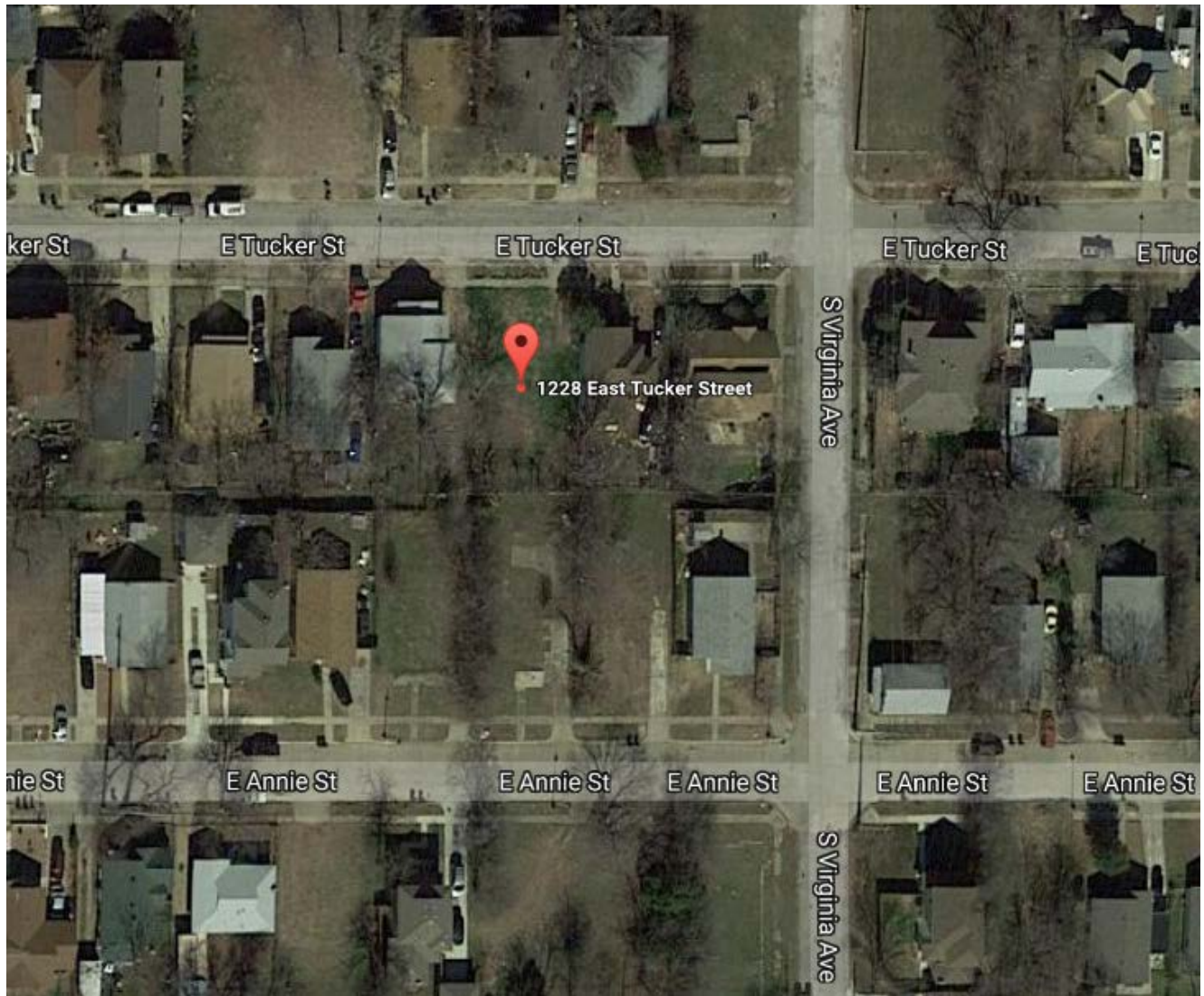


Figure 1. Aerial

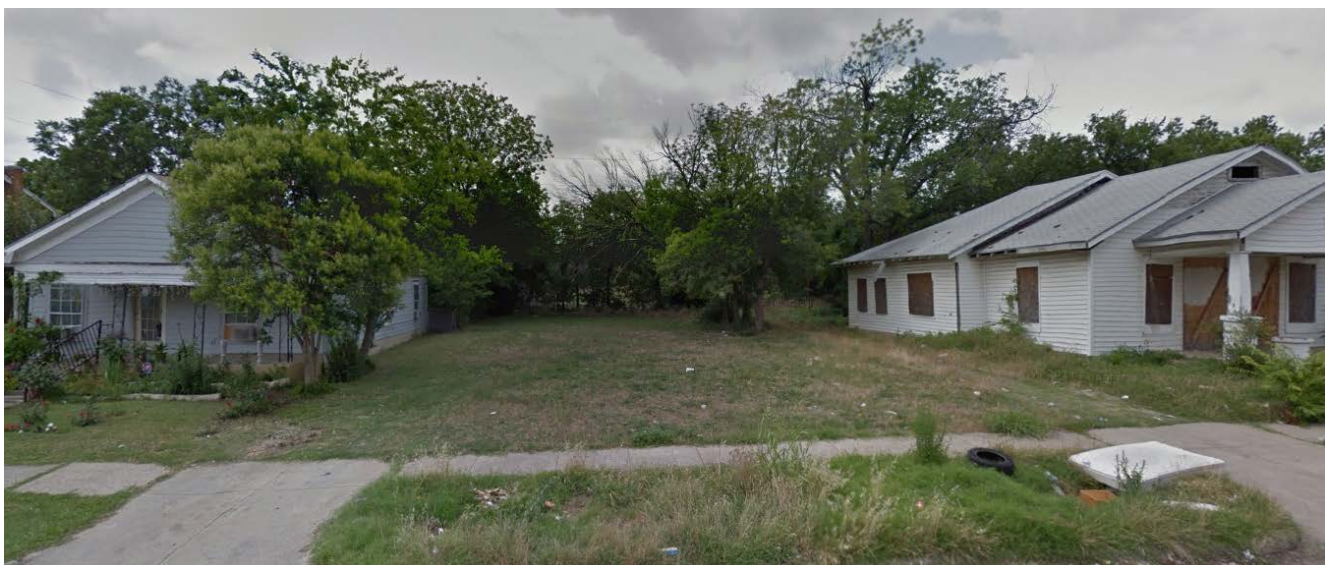


Figure 2. Street View (looking south)

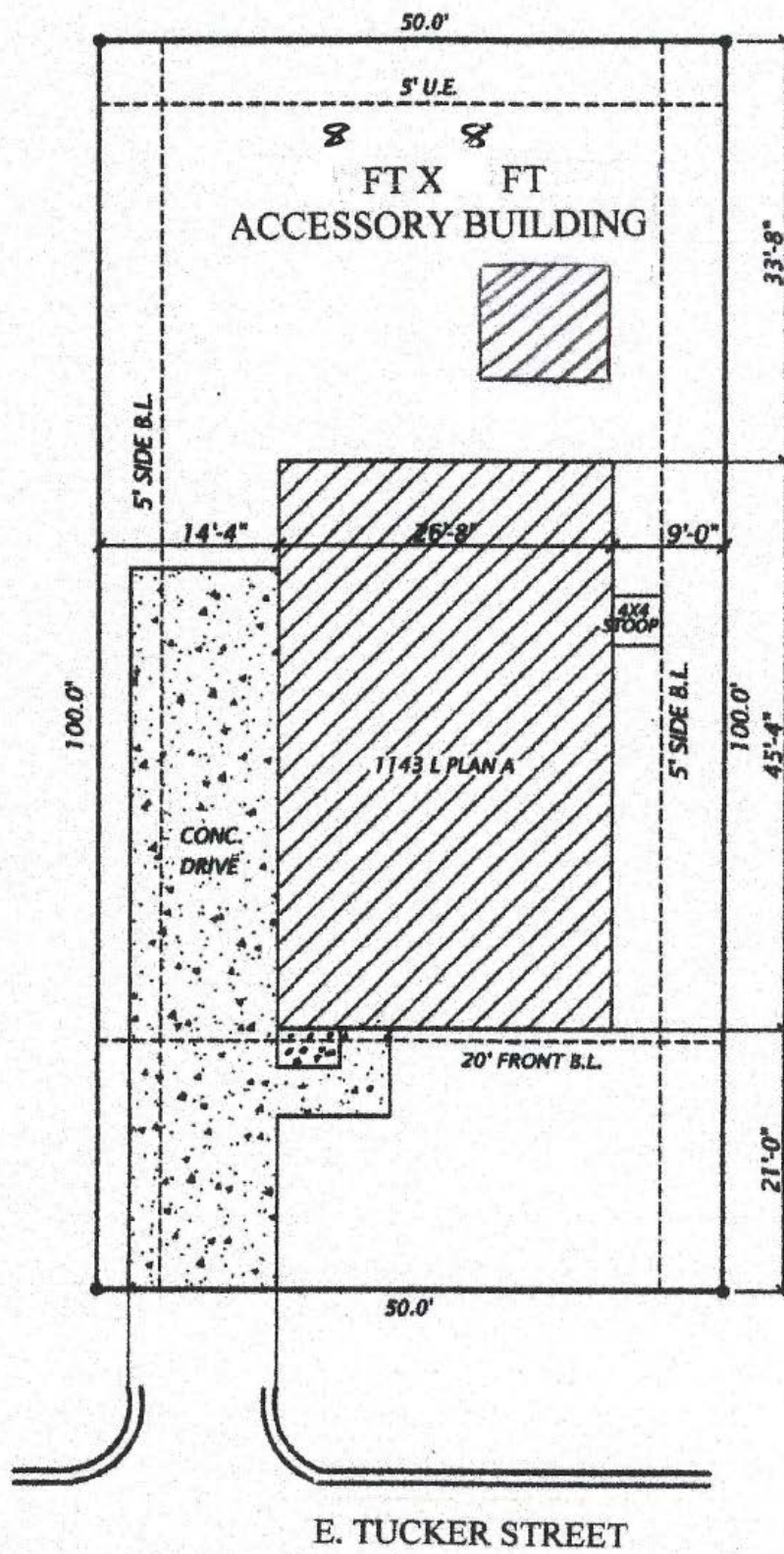
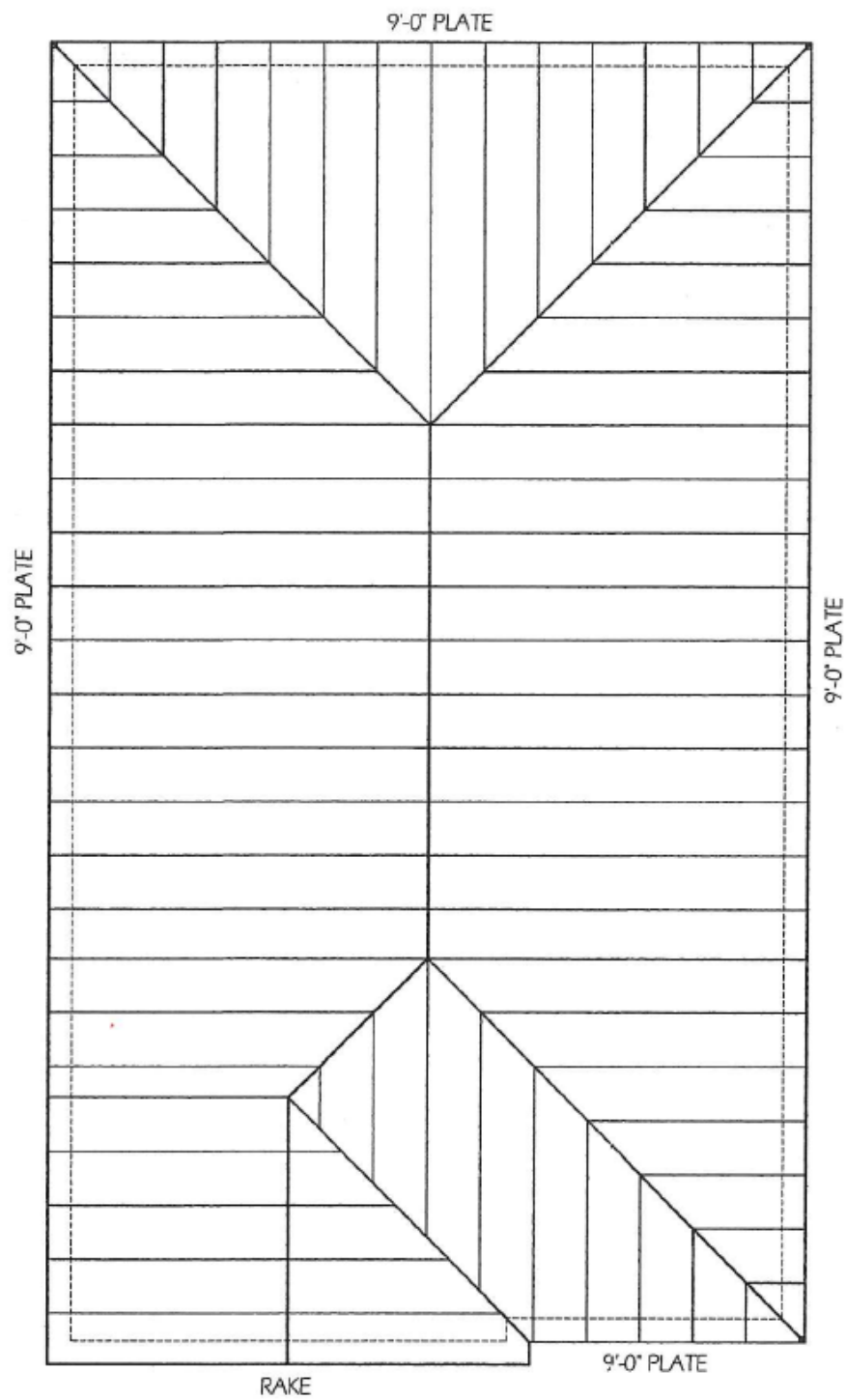


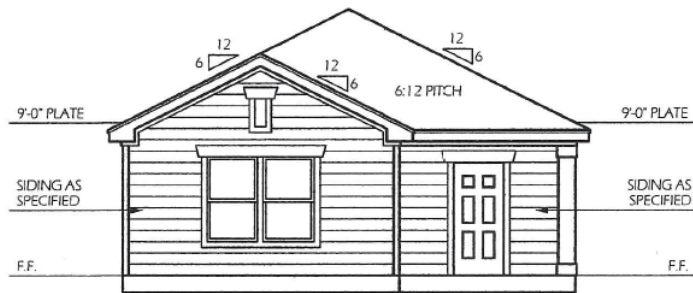
Figure 3. Site plan



ROOF PLAN

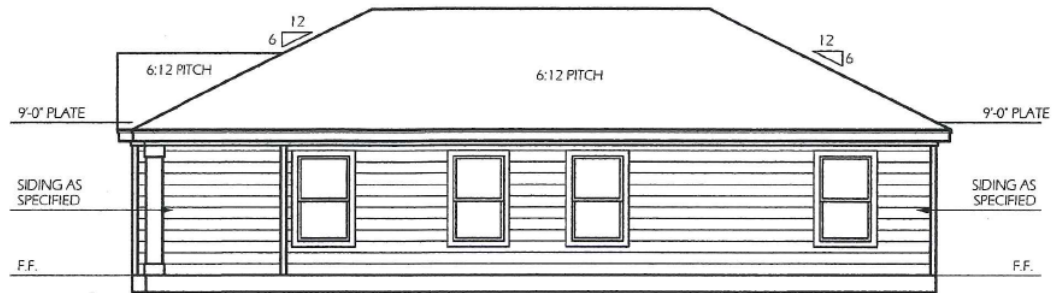
SCALE: 1/4" = 1'-0"

Figure 4. Roof plan



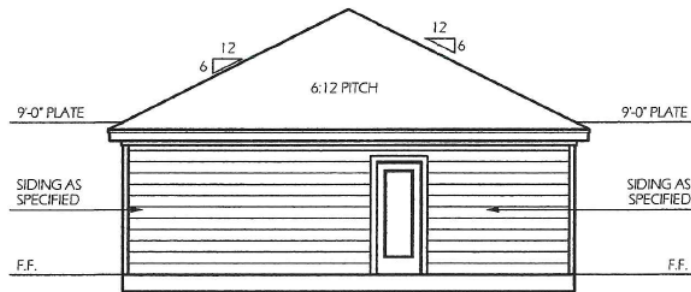
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



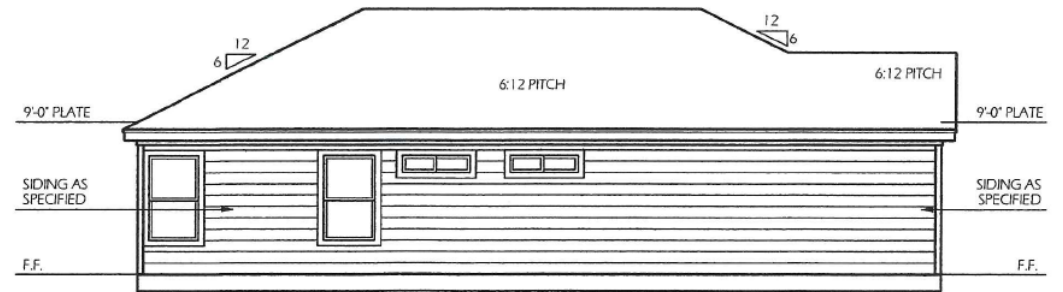
RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

Figure 5. Elevations

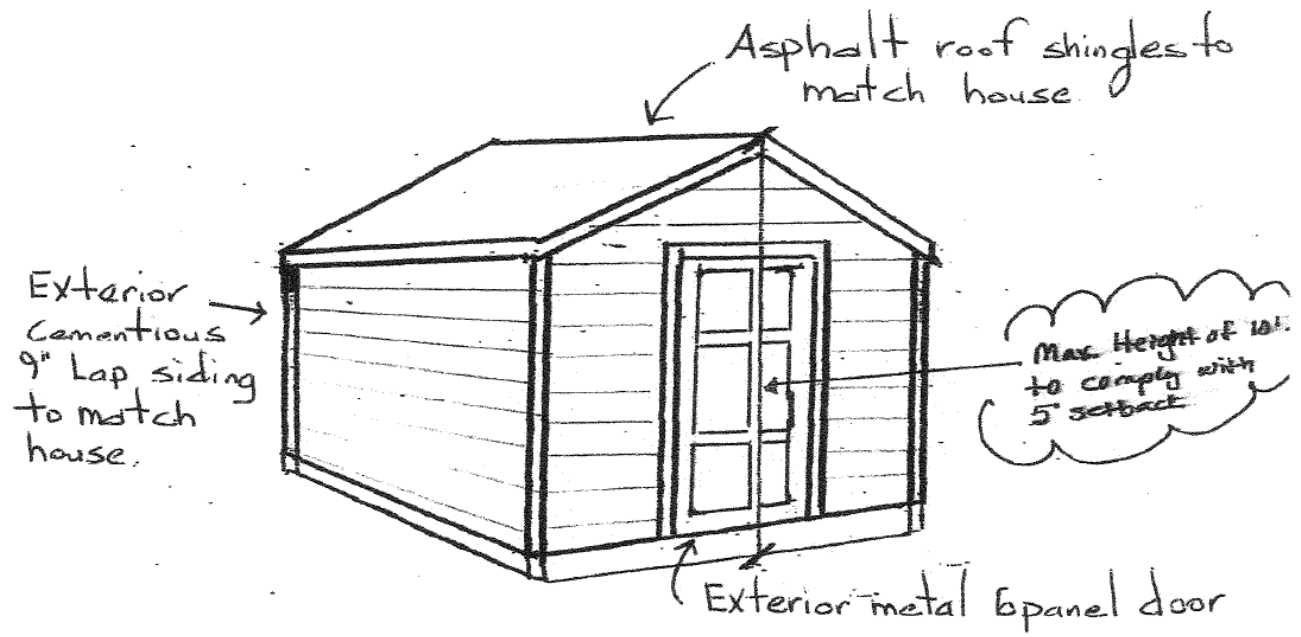


Figure 6. Proposed garage